



City of Falls Church

Department of Development Services

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MEMORANDUM

DATE: October 18, 2004

TO: Mayor Gardner and Members of the City Council
Chair Holran and Members of the Planning Commission

FROM: Helen Reinecke-Wilt, Principal Planner

THROUGH: Elizabeth Friel, GM Development Services/Planning Director

SUBJECT: Overview of Final Draft Comprehensive Plan Update for City Council/Planning Commission Joint Worksession October 21, 2004

Recommended Action: For the Planning Commission and City Council to begin to review the final draft Plan, hold public hearings on the document, and refer it out to various boards and commissions for review and comment.

Background

The current Comprehensive Plan was adopted in November, 1997. State Law requires that municipal plans must be reviewed every five years. Staff, the Planning Commission, civic groups, and other boards and commissions have been reviewing the existing Plan for the past two years and have prepared a draft updated document. The Planning Commission has reviewed the draft Plan and provided comments in writing and during numerous worksessions. The City Council has been briefed on the draft Plan and provided input in several worksessions to date.

During 2002 the League of Women Voters evaluated the 1997 Comprehensive Plan and made note of what has been accomplished within the current plan, as well as made many recommendations on revisions to the new plan. These changes have been considered and the draft plan modified to reflect them as appropriate. Input received during two public workshops on the new Comprehensive Plan, that were held in January and March of 2003, has also been incorporated into the draft document. The comments of City staff from various divisions and various boards and commissions have also been incorporated.

This report focuses on general changes to each chapter and changes that staff has identified as significant in terms of public policy. It also describes in detail proposed changes to the future land

use map, including changes that have been requested by citizens, within the Land Use section of this report. The text for these proposed changes has not yet been added to the draft Plan document, but rather the maps associated with these changes are included as attachments to this report, will be reviewed at the October 21, 2004 worksession, and added to the text following that meeting. A large map of the changes with a matrix including each property will be available at the worksession.

No graphics aside from tables have been added to the Plan at this point, but ultimately the document will contain photos, miscellaneous graphics, and a limited number of maps. This Plan is being designed primarily as a web-based document such that electronic maps will be accessible as links to the text web site. The mapping function will be interactive such that individuals will be able to view and build their own maps on a computer based on subject area. Categories for the mapping web applications will be grouped under several headings, such as Land Use and Economic Development, Parks and Natural Resources, Public Facilities, and Demographics. Several of these applications will be demonstrated at the October 21st worksession.

Adoption Schedule and Publicity for Draft Plan

Following the October 21, 2004 worksession staff will send the draft Plan back to staff and boards and committees for final review and comments. Staff will then collect all public comments and incorporate them into a final document, which will be reviewed and commented on in a number of public hearings, and adopted in January, 2005.

The first Planning Commission public hearing on the draft Plan is scheduled for November 1, 2004. Two additional Planning Commission public hearings are scheduled for November 15 and December 6, 2004. Each of these hearings will focus on a group of the ten chapters/topic areas. A City Council public hearing is planned for early January with adoption in late January.

Hard copies of the draft Plan will be available for review in the Planning Division and at the Library. An electronic version of the Plan will be available on the City's website along with the powerpoint presentation from the October 21, 2004 worksession. Focus articles will be published to advertise the public hearings and describe the plan amendment process.

How to Interpret the New Draft Plan Document

Although there are not many substantive changes to the Comprehensive Plan, there are many editorial revisions that are designed to create a more user-friendly document. The goals, strategies, and implementation text of the 1997 Plan have been converted into a goals, strategies, and actions matrix in the new draft plan. Because there are so many editorial changes to the plan text with a lot of reorganization, a line in/line out version is very hard to follow, and thus a clean version of the text is displayed on the CD-ROM that has been given to you. However, because each Planning Commissioner and City Councilperson has received an electronic Microsoft Word version of the Plan, each member will be able to turn "Track Changes" on (to do so go to "Tools" and "Track Changes") if he or she so desires to see the proposed revisions to the plan text. Revisions to the goals and strategies section will not be visible as they had to be removed from the file to make way for the new matrix. However, within the new goals and strategies matrix, items that are highlighted are new and sections within the text that are highlighted are also new. The sections in this report that describe each chapter contain information about significant goals or

strategies that have been deleted from the 1997 Comprehensive Plan document. Copies of the line in/line out version of the goals and strategies can also be provided upon request. The majority of goals or strategies that have been removed from the document are items that have been completed or that are no longer relevant or desirable for the City.

The following is a brief overview of each chapter of the Plan, including significant goals or strategies that are proposed to either be added to or deleted from the 1997 version of the Comprehensive Plan.

Chapter 2 --Demographics

No substantive changes have been made to this chapter other than all of the demographic data has been updated. This chapter does not contain goals and strategies.

Chapter 3 --Community Character, Appearance, and Design

Chapter Summary

This Chapter is designed to describe the existing and future physical and social character of the City as a whole and of its different sections. Much of the intent of the 1997 version of this chapter focused on the creation of a “Community Appearance Plan” with design guidelines. The City adopted a detailed set of Design Guidelines in lieu of a “Community Appearance Plan” in 2001, and as such many of the 1997 strategies related to this Community Appearance Plan have been deleted and several new strategies within the draft Plan focus on the implementation of the City’s adopted Design Guidelines.

This Chapter recommends a variety of improvements to the City’s commercial corridors. It promotes the creation of corridors that are convenient for pedestrians and cyclists to travel in and through with vibrant and interesting commercial areas and attractive public spaces. The draft Plan includes a goal to reform commercial areas that are currently occupied by suburban style, strip retail development with large surface parking areas into areas that are less auto-dominant and that contribute to a well-defined, interesting streetscape. The Plan recommends that areas that are currently occupied by very small one and two-story buildings that are set back from the street, be redeveloped into larger structures with interesting, human-scaled facades, fewer curb cuts for automobiles, and bounded by a continuous streetscape element. A one-mile pedestrian-oriented corridor with retail on the first floor of buildings and a mix of uses above, from the intersection of Broad and Washington to the City’s western boundary on West Broad Street, is promoted by the Plan. A unified streetscape element is also recommended for the Washington Street corridor and Seven Corners area.

The draft Plan discusses the need to beautify and define the gateways to the City to alert visitors that they are entering an area that is different than nearby sections of Routes 7 and 29. The Plan also addresses the need to provide both physical and visual linkage between various sections of the City to create a City that is easy to travel within and that has a unique, and yet, somewhat complimentary image within its different sections.

Proposed Revisions to Text

Some revisions have been made both in this chapter and in the Land Use chapter to reflect the changing nature of the village section of the City between Virginia Avenue and North Oak Street.

In the 1997 Plan development was directed to be compatible to surrounding development. This was not very clear direction as the Village section was occupied by such a variety of building sizes and styles. Now that one new fairly urban project has been constructed in the Broadway Development, and similar projects have been approved in the this area, the draft Plan defines the Village section as a “medium-density” area with shops, restaurants, and other retail and commercial uses that are clustered together with very small front setbacks, parking in the rear and sides of buildings, and attractive front and sideyard landscaping.” This reference can be found on page 4 of the draft document.

The concept of the proposed City Center is discussed both in the Community Character Chapter and in the Land Use Chapter. Page 9 in the draft document addresses the future character of this area. It states that “the City Center must be vibrant and be designed to meet many of the residents everyday needs for shopping, services, dining, recreation, cultural activities, and possibly civic needs such as those served by the post office...” The text further describes preliminary plans for the City Center area.

This Chapter also includes a significant community participation element. It cites the long heritage of a very involved citizenry and encourages a continuance of this level of participation and promotes a greater level of use and implementation of the Comprehensive Plan throughout the community and its activities.

Proposed Revisions to Goals and Strategies

- Another theme that is addressed in this chapter is that of infill residential development and how it is somewhat changing the character of our established neighborhoods. The highlighted text on page 16 of the draft describes this phenomenon and a revised strategy 1-C on page 19 also addresses this issue. The goals and strategies section of the plan encourages homeowners and developers to utilize the City’s Design Guidelines in making revisions to existing homes or building new infill homes in established neighborhoods.
- The new draft has more general language about creating a mixture of uses and less specific language about creating residential uses in the commercial corridors. To this end, a strategy under Goal 3 within the 1997 Plan to encourage new residential development without displacing existing commercial space along Broad and Washington Streets has been removed from the Plan.
- Strategy 2-C on page 21 of the draft recommends the undergrounding of utilities in the commercial corridors. This action would provide a tremendous improvement for the commercial corridors, allowing for less visual clutter, safer utility features, and the growth of large trees uninhibited by power lines.

Chapter 4 --Land Use and Economic Development

The Land Use and Economic Development Chapters of the 1997 Plan have been combined into one chapter in the new draft plan. There is so much overlap between the two topic areas that an efficiency was created by joining the two.

Chapter Summary

The draft Land Use and Economic Development chapter defines land use and zoning and describes the existing and future recommended land use and zoning patterns within different sections of the City. The chapter also describes the City's business climate, along with its economic development program goals and achievements.

As in the 1997 Comprehensive Plan, the Land Use and Economic Development element of the draft plan focuses on the redevelopment of the City's commercial corridors. The Plan discusses the need to promote redevelopment that will blend with and enhance the City's character, protect existing residential neighborhoods, provide economic stability, and maintain environmental integrity.

Like the Community Character Chapter, the Land Use and Economic Development Chapter promotes the consolidation of and redevelopment of many older very small commercial parcels and buildings into larger and higher density projects, especially in the City Center and Gordon Road Triangle areas. A balanced mixture of land uses is also recommended in a variety of areas. These recommendations are made to promote land use efficiency, to increase the City's tax base, to create more housing and employment opportunities in the City, to provide an environment where the automobile is needed less than it is currently, and to create a more unified visual element in the City's commercial corridors.

Another theme in this chapter, as well as in the Transportation and Community Character Chapters, is linkage. The draft Plan states the need to create both visual and physical linkage throughout the City. A City that is 2.2 square miles should be connected and made walkable through a network of trails and greenways and visual cohesion between North and South Washington Street and Seven Corners and the Broad Street corridor should be achievable.

Proposed Revisions to Text

This chapter, like the Community Character chapter, includes some new information about the proposed City Center. See pages 25-27 and 51-52 of the draft Plan for a discussion of the redevelopment of the City Center area, which is described in terms of its land use focus and as an economic development initiative. A special emphasis in the draft Plan has been made on providing convenient access for all modes of transportation and from different sections and activity centers within the City to the City Center. One of the primary functions of the City Center is to meet many of the civic, entertainment, and shopping needs of the community within the City as opposed to in other locations where residents most often drive. Therefore, the City Center must be convenient to pedestrians, cyclists, and motorists to lessen the community's need for automobile usage.

The implementation of the City's Design Guidelines throughout the community is also discussed in this chapter. Elements of the Design Guidelines are mentioned at the end of the discussion of each geographic section along with some general land use recommendations.

Proposed revisions to Goals and Strategies

- Other minor additions to the Chapter include strategies 4-B, 6-A and B, that discuss the creation of parking requirements that are efficient and adequate and water quality prevention steps related to redevelopment.
- Goal 9 on page 46 of the draft discusses the creation of an adequate level of commercial

services within the City to meet the needs of its residents, while providing economic vitality. Several new strategies have been added to this goal to stress the need to expand commercial uses thereby lessening resident automobile trips; to create balanced mixed-use projects where new residents can also meet their commercial and possibly employment needs close to home; and the need to create as much new sustainable commercial space within the City to increase its commercial tax base for long-term economic viability.

- Goal 10 on pages 46-47 also includes two new strategies for promoting redevelopment and revitalization related to inventorying target properties and offering aid in the consolidation of smaller lots, and using public fiscal and non-fiscal incentives to stimulate underutilized properties.
- The need to anticipate and plan for future parking needs related to the proposed redevelopment is discussed in Goal 12 on pages 49-50. The possibility of on-street parking in some commercial corridor areas is mentioned in strategy 12-B.
- Also related to redevelopment is the need to work with existing businesses on relocation as a result of the displacement due to redevelopment. This is discussed in Goal 15-B on page 53.
- The need to maintain a mixture of national chain and small independent businesses is addressed in Strategy 16-B on page 54.
- Several strategies related to the relationship between commercial and residential uses in the City have been modified or removed as follows in the draft. Strategy 2A on page 91 of the 1997 Plan was removed that stated “Do not expand commercial zoning into residential neighborhoods”. The City may consider some minor expansion of commercial or mixed-use zoning in the future to make the depth of the commercial zoning in its primary corridors more functional. A variety of other goals and strategies in the new draft plan are designed to protect residential neighborhoods from the impacts of commercial and other higher density developments.
- Strategy 1-C on page 93 of the 1997 Plan has been revised from “Preserve commercial land area by discouraging the conversion of commercial areas to residential development” to “Create balanced mixed-use projects.” Finally strategy 3-A on page 94 of the 1997 Plan has been removed. It stated “Encourage the integration of housing into commercial zones without the loss of street level commercial development”.

Proposed Revisions to the Future Land Use Map

One of the most important components of the Comprehensive Plan is the Future Land Use Map. A variety of revisions to the 1997 map are being proposed and a review of the draft map will be a prominent portion of the discussion regarding the draft plan. Most of the proposed revisions have been proposed by the Planning Commission and staff; however, several changes have been requested by citizens. The following is a summary of these requests.

Citizen Requests for Future Land Use Map Changes

As part of the Comprehensive Plan update process, citizens have the ability to request land use designation changes. The City has thus far received requests for four parcels from different individuals and a unified request for all of the changes described below from the president of the James Lee/Southgate Civic Association for a land use designation change from “Business” to “Low Density Residential.” All four properties are located within the Falls Church/James Lee Conservation Area, which is discussed below. Two of the four properties are extremely small, making the viability as a commercial use very unlikely and the ability to provide appropriate buffers between the adjoining residential uses extremely difficult.

The Planning Division received a letter in December 2001 from Fairfax County regarding the existence of a Conservation Plan (adopted in 1980) for the James Lee area and stating the importance of the preservation of the residential character of this community. Some of the primary goals of this conservation plan are to stabilize the residential community, limit any commercial activity to Hillwood Avenue, and preserve the community’s assets. All four of these properties are included within the area addressed in this conservation plan. See Attachment 1 for this letter and the petitioner letters. In addition to the land use designation changes, the petitioners are requesting that the City include language in its Comprehensive Plan regarding the James Lee Conservation Area and existing plan. **Staff recommends that such language be inserted into the Plan text; however, it has not yet been inserted into the draft.**

- **Redesignate 107 and 109 Tinnors’ Hill from “Business” to “Low Density Residential (4.0)”(Attachment 2)**

The current Comprehensive Plan designates these lots as “Business”, that are also zoned B-3, General Business. The lot at 107 Tinner Hill is 11,136 square feet and the lot at 109 Tinner Hill is 7,258 square feet. The lot at 107 Tinner Hill has always been used as a residence and has been owned by the same family since 1870. A portion of the lot located at 107 Tinner Hill is located partially within Fairfax County and that portion is zoned residential. Although these houses are residential, because they are zoned for commercial use, they are also required to pay higher commercial taxes. The payment of higher taxes is a financial hardship for these families. These families are concerned about legal non-conformancy and the inability to rebuild their homes if natural disaster claims more than 75% of the structure.

In the Tinner Hill area the lots with Washington Street frontage are used commercially, but the lots with Tinner Hill frontage have been used as single-family residences. The southern portion of Tinner Hill Road is within Fairfax County and is residentially zoned. The establishment of the current “Business” Comprehensive Plan designation likely followed the existing zoning. This zoning pattern is fairly typical in Falls Church with commercial zoning along major corridors, often directly abutting residential or transitional zoning. There are other examples of commercially zoned land that are used for residences, such as on Douglass Avenue and on South Lee Street adjacent to West Broad. Evidence that these conflicts are not new to the City is displayed with the number of residential conversions along Broad Street and Park Avenue. **Staff recommends redesignating these two lots from the “Business” to the “Low Density Residential (4.0)” designation on the Future Land Use Map to better blend with the land use designations and zoning of the adjoining neighborhood in Fairfax County. The only issue is that these lots will be non-conforming as they are smaller than the minimum lot requirement in the R-1A District.**

- **Redesignate 301 Liberty Avenue from “Business to “Low Density Residential (4.0)” (Attachment 3)**

The Comprehensive Plan also designates this lot as “Business” and it is zoned B-3, General Business, and improved with a single-family detached residential structure. This property has been in the petitioner’s family for over 100 years and has been used as a residence since 1912. The only other commercial property adjacent to 301 Liberty is a Mexican restaurant. The petitioner is primarily concerned with the fact that her house is a legal non-conforming use, and as such if it were damaged by a natural disaster more than 75%, it could not be rebuilt. The size of this lot (only 3,434 square feet) makes its development as a commercial use very difficult without the consolidation of adjoining properties. **However, because this property lies in the Hillwood Avenue commercial corridor, staff does not recommend redesignating this lot to a residential land use designation in the Comprehensive Plan. To make the requested change would disrupt the commercial land use pattern in this corridor.**

- **Redesignate 304 Douglass Avenue from “Business to “Low Density Residential (4.0)” (Attachment 4)**

The Comprehensive Plan “Business” designation also exists on the 304 Douglass Avenue property, and it too is improved with a single-family residential structure, but zoned B-3. The property has always been used as a single-family residence until very recently and the current owner would like to change the property to a commercial use. The petition has been filed by neighbors and not by the property owner in this case in an effort to preserve the residential character of the neighborhood. This property is very narrow and only 3,683 square feet in size, which again makes it very difficult to develop as a commercial use and provide adequate buffering.

The following language is excerpted from the Fairfax County Comprehensive Plan regarding the property at 304 Douglass Avenue:

“Tax Map Parcel 50-2((1))29 is planned for residential use at 3 to 4 dwelling units per acre. Abutting this property is Tax Map Parcel 50-2((1))40, which is zoned C-8, the only property located within the James Lee Conservation District zoned commercial. In order to avoid commercial encroachment, there should be no expansion of commercial uses into the adjacent residential areas of the James Lee Conservation Area.”

Staff recommends that this lot be redesignated from “Business” to “Low Density Residential (4.0)” to better blend with the adjoining residential neighborhoods in the City and in Fairfax County. The only issue is that these lots will be non-conforming as they are smaller than the minimum lot requirement in the R-1A District.

Summary

All of the lots have been used as residential lots up until now and in the case of the Liberty Avenue and Tinner’s Hill lots, have been in the same families for over a century. To allow the commercial development of these properties except the Liberty Avenue lot could be very disruptive to this community.

Finally, if these lots are redesignated within the Comprehensive Plan, a rezoning would still have to occur in order to allow residential uses upon them. This could occur either at the request of the

property owners or the City could initiate such a process.

Planning Commission and Staff Recommendations for Future Land Use Map Changes

- Remove the “MUR” symbol from the Future Land Use Map and instead show it on the Zoning Map as a by-right overlay option. The Planning Commission and others felt that it was too confusing showing this symbol on the map with the underlying land use designations.
- **Attachment 5** Revise the land use designation for the City Center area from “Business” to “Mixed-Use” to better reflect the envisioned mixture of uses in that area and show some type of dashed line around the area to officially designate it as the City Center.
- **Attachment 6** Revise the land use designation on the Noland Plumbing property on Wilson Blvd. from “Light Industrial” to “Business” to provide for greater commercial opportunities in this area. If a high volume retailer were interested in the City, this would be an appropriate location for such a use.
- **Attachment 7** The site of the Byron project on West Broad Street should be revised from “Business” to “Mixed-Use” to reflect the approved uses.
- **Attachment 8** Revise the land use designation on the West End Shopping Center site from “Mixed Use” to “Business”. The MUR symbol will also not be shown on the Zoning Map for this property.
- **Attachment 9** The lots on S. Cherry St. across from the Whittier development should be redesignated from “Low Density Residential (4.0) to “Medium Density Residential”.
- **Attachment 10** The parcels behind the Broaddale Shopping Center on Park Avenue between Little Falls and Virginia Avenue be redesignated from “Transitional” to “Business” to provide more commercial flexibility in this area that is across from City Hall and does not border a residential neighborhood.
- **Attachment 11** The lots on Douglass Avenue across from the expansion of the Falls Church Episcopal should be redesignated from “Low Density Residential (4.0) to “Medium Density Residential” or “Transitional”.
- **Attachment 12** The lots that will be occupied by the Falls Church Episcopal expansion should be redesignated from “Business” to “Private Institution.”
- **Attachment 13** Revise the three lots fronting on E. Broad Street between Lawton and N. Fairfax Street from “Low Density Residential (4.0)” to “Transitional”.
- **Attachment 13** Three parcels located at 107 S. Spring, 111 S. Oak, and 108 and 111 S. Lee Streets are recommended to be revised from the Low Density Residential (4.0) designation to “Transitional” to afford more commercial zoning width on the south side of West Broad Street with appropriate buffers.
- Primary City right-of-way (paper streets) off of Cherry Street; running through W. George Mason, W. Greenway, W. Cameron, and W. Westmoreland Streets; Cedar Street; and Rothsay Street.
- **Attachment 14** Revise the previous Womens’ Club parcel on N. Washington St. from “Parks” to “Private Institution”.
- **Attachment 14** Revise the designation for Kaiser Permanente on N. Washington St. from “Private Institution” to “Business” to more accurately reflect the use.

Corrections to the 1997 Future Land Use Plan Map:

- The designation of several parcels should be corrected on the new Future Land Use Map.

They were mistakenly coded on the 1997 Plan map. They include 919 and 921 Park Avenue (to be corrected from Private Institution to Low Density Residential (4.0) and 107 South Lee Street (to be corrected from Low Density Residential (4.0) to Business.

- A variety of parcels were identified by the Planning Commission as potential future parkland or open space sites. These recommendations are being refined by the Open Space Acquisition Committee and will be folded into the plan at a later date.

Chapter 5 --Natural Resources and the Environment

Chapter Summary

This chapter provides a description of the City's environmental features, environmental protection mechanisms, and public and privately sponsored programs aimed at preserving the environment. The chapter also contains a variety of recommendations on how to preserve the City's environmental features now and in the future both locally and regionally.

Some of the primary goals and strategies in this chapter relate to building a stronger database of environmental features in the City's Geographic Information System (GIS); minimizing the impacts of existing and new development and redevelopment on vegetation, water quality and stormwater quantity; and conserving open space.

Proposed Revisions to Text

The primary revisions to the Plan text are related to new water quality initiatives within the City, including a discussion of the revised Chesapeake Bay Preservation Overlay District (CBPO) and the City's National Pollution Discharge Elimination System (NPDES) program. See pages 11-13 of the draft Plan for information on these programs. New information is also included on the various volunteer efforts in the City related to Natural Resources that can be found on pages 19-20 of the draft.

Proposed revisions to Goals and Strategies

- A number of new strategies are related to water quality and vegetative protection from the impacts of existing and future development. Goals 2 and 3 (pages 24-28) contain a variety of new strategies related to increasing vegetated buffers along streams; daylighting portions of piped streams on public lands; educating residents about watershed protection; limiting impervious surface; and inhibiting pollutants during the development process.
- Goal 4 includes several new strategies (pages 30-31) also related to stormwater and water quality improvements. They describe the need for the City to create demonstration projects on municipal property as a model for others to use best management practices; to provide technical assistance to property owners to implement stormwater improvements on their properties; and requiring a strong maintenance program for best management practices that are implemented.
- Goal 5 relates to tree preservation and includes a number of new strategies (pages 34-35) regarding tree protection and replacement during the development process; developing an Urban Forestry Strategic Plan; increasing vegetation on rooftops and in parking areas; encouraging citizens to nominate trees for the City's specimen tree list and educating citizens about invasive species and encouraging the planting of native species.

Chapter 6 --Parks, Open Space, and Recreation

Chapter Summary

This chapter provides a description of the City's existing park and open space facilities and recreational programs. It describes the need to preserve all existing park and open spaces and the need to acquire additional space as opportunities arise and the equitable distribution of this space.

Proposed Revisions to Text

On pages 6-7 the draft Plan describes the City's recent park master planning process to strategically plan for the most efficient utilization of its limited open space. The plan also discusses the need to provide linkage between the City's parks, pedestrian and bicycle trails, greenways, and other City activity centers. The table that included sites to acquire in the 1997 Plan has been deleted from the draft plan at this time. A new table will be added as a result of the work of the Open Space Acquisition Committee. Language about acquisition tools will also be added at that time and more sites will possibly be added as parkland on the Future Land use Map.

Proposed revisions to Goals and Strategies

- Strategy 1-D on page 10 promotes the concept of using technology to better publicize the City's recreational activities
- Strategy 2-D on page 13 promotes the completion and implementation of the park master plans.

Chapter 7 – Transportation

Chapter Summary

The Transportation chapter describes the City's existing transportation and parking system and conditions, the relationship between population growth, land use planning, employment patterns and transportation, the City's connection to the regional transportation system. It also offers recommendations for the parking supply, calming traffic, transportation demand management techniques, and improving linkages for all modes of transportation within the City. In particular, the need to encourage non-automotive forms of transportation within the City, enhance pedestrian and cyclist linkages throughout the City, and the need to calm traffic in residential neighborhoods are stressed in this chapter.

Proposed Revisions to Text

On page 3 the City's GEORGE bus system is described in the draft plan and the need to support this service in the future. New information from the 2000 Census on community patterns on pages 6-7 shed light on the City's automotive traffic congestion problems. On pages 13-15 the City's fairly new Neighborhood Traffic Calming program is described.

Proposed revisions to Goals and Strategies

- Goal 2 on pages 23-24 is new and contains several new strategies. It related to ensuring the safety of the traveling public in general. This includes the mitigation of vehicular traffic hazards and improving pedestrian and cyclist safety throughout the City.
- Strategy 3-D on page 26 is important in that it relates to protecting residential neighborhoods from undue traffic burdens related to new development.
- Goal 6 promotes continued support of the GEORGE bus service, the addition of attractive

and unique bus shelters throughout the City; and continued funding for WMATA for metrorail and metrobus. This goal appears on pages 29-32.

Chapter 8 – Community Facilities, Public Utilities, and Government Services

Chapter Summary

This chapter focuses on an inventory of and future projection for the City's facilities and services including schools, the library, police and fire, public works and utilities, and solid waste management. The Plan recognizes that greater demands will be placed on the City's facilities and services during the next 10 years due to increased population, employment, and commercial customer base and points out the need to ensure that the increased demands can be met by the City.

Proposed Revisions to Text

Revisions to the text of this chapter are generally updates to the existing conditions of various public services. Some new focus has been placed on security as part of the nation's Homeland Security procedures.

Proposed revisions to Goals and Strategies

- Goal 6 on page 14 describes the need to strengthen the relationship between the school system and the community, including an increase in continuing education and recreational opportunities for city residents and businesses.
- Goal 8 on page 18 outlines the need to ensure adequate funding for police and fire services and to continue to participate in emergency planning.
- Goal 10 relates to the need to initiate and complete public utility CIP projects, protect infrastructure security, and the potential for adding new City infrastructure services such as telecommunications.
- On page 21 the new goal 12 describes the need to ensure that public facilities and utilities do not detract from the aesthetics of the City.

Chapter 9 – Historic Preservation

Chapter Summary

This chapter highlights the City's rich history and the need to protect that heritage, particularly in the face of development pressures. It describes the regulations that currently protect historic structures and proposes revised regulations that will protect a greater number of structures. Text regarding the proposed changes to the Historic and Cultural Conservation District (HCCD Ordinance) will be added upon the approval of that ordinance revision.

Proposed Revisions to Text

The only significant revisions to the text of this chapter will relate to a description of the new regulations within the HCCD Ordinance once those are adopted.

Proposed revisions to Goals and Strategies

- Goal 1 on page 9 contains several new strategies to support nominations for State and National Register historic certification; consider requiring archaeological resources to be considered during future development of sensitive properties; implement the recommendations of the 1996 *Architectural Survey and Assessment of the City of Falls*

Church, VA (see page 6 of the draft text for these recommendations); and create a comprehensive resource guide to all of the City's historic resources.

- Strategies 1-B and 1-D of the 1997 Comprehensive Plan have been removed from this draft. The City is no longer considering the creation of historic districts, although this may change with revisions to the HCCD Ordinance and the City is no longer considering acquiring Certified Local Government (CLG) status.

Chapter 10 – Housing

Chapter Summary

A primary focus in this chapter is on the lack of housing in the City that is affordable to persons with low and moderate income levels. The chapter describes the inventory of existing housing units and the need to preserve this stock. It also discusses the demand for larger homes that is contributing to the construction of additions and the tearing down and construction of new homes on existing lots.

Proposed Revisions to Text

Revisions to the text of this chapter relate to primarily statistical updates with the addition of information about recent affordable housing initiatives and programs such as the 2000 Affordable Housing Policy; the 2001 Affordable Dwelling Unit Ordinance; and the 2002 adoption of the special exception vehicle that has provided for negotiated affordable dwelling units in new development projects.

Proposed revisions to Goals and Strategies

- Goal 2 offers two new strategies on page 13 related to the creation of new rental apartments in the City and the creation of affordable dwelling units or acceptance of funds within mixed-use projects.
- Goal 3 on page 15 includes several new strategies related to the assistance of low and moderate income homeowners, the creation of 12.5% of new units as affordable dwelling units, and City cooperation with regional organizations on long-range plans to increase the affordable housing stock in Northern Virginia.
- Strategy 2-C from the 1997 Comprehensive Plan to encourage the development of smaller townhouse units in the R-TH District has been removed. There is no vacant land in the R-TH District, therefore this is not the correct vehicle for trying to create smaller, more affordable units.

Attachments:

[1] Letters from Fairfax County and Citizen Petitioners regarding future land use map changes

[2]-[14] Maps displaying proposed revisions to future land use map.